

003.A

Map

0001

Block

0003.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 264,200 /

USE VALUE: 264,200 /

ASSESSed: 264,200 /

Total Card /

Total Parcel

264,200

264,200

264,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	ROTH ELLEN				
Owner 2:					
Owner 3:					
Street 1:	130 MASS AVENUE #3				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	DAVOS JAMES S JR -		
Owner 2:	DE ROSA JESSICA M -		
Street 1:	130 MASS AVENUE #3		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Asbestos Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6029																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	264,200			264,200
Total Card	0.000	264,200			264,200
Total Parcel	0.000	264,200			264,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	344.01	/Parcel:	344.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	260,500	0	.		260,500	260,500	Year End Roll	12/18/2019
2019	102	FV	275,500	0	.		275,500	275,500	Year End Roll	1/3/2019
2018	102	FV	244,800	0	.		244,800	244,800	Year End Roll	12/20/2017
2017	102	FV	224,000	0	.		224,000	224,000	Year End Roll	1/3/2017
2016	102	FV	224,000	0	.		224,000	224,000	Year End	1/4/2016
2015	102	FV	207,700	0	.		207,700	207,700	Year End Roll	12/11/2014
2014	102	FV	198,600	0	.		198,600	198,600	Year End Roll	12/16/2013
2013	102	FV	198,600	0	.		198,600	198,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVOS JAMES S J	108-120		7/28/2009		270,000	No	No		
MORMAN PETER K	90-41		6/25/2005		279,000	No	No		
DANIELS CHARLES	U76-0000		8/6/2002		205,000	No	No		
DELLA PIANA FRA	U48-136		4/11/1994			No	No	A	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVOS JAMES S J	108-120		7/28/2009		270,000	No	No		
MORMAN PETER K	90-41		6/25/2005		279,000	No	No		
DANIELS CHARLES	U76-0000		8/6/2002		205,000	No	No		
DELLA PIANA FRA	U48-136		4/11/1994			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	151828
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	16:10:29

LAST REV

Date	Time
12/04/17	14:26:05
danam	
362	

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average			
Year Bit:	1915	Eff Yr Bit:	
Alt LUC:		Alt %:	
Jurisdic	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	3 - 3rd Floor
% Own:	16.670000076
Name:	15 - 6029

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 4		BRs: 2			Baths: 1		HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.0
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	31.0

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.94040596
Adj \$ / SQ:	374.517
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382942
Depreciation:	118712
Depreciated Total:	264230

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	411.97	
Special Features:	0	Val/Su Net:	344.01	
Final Total:	264200	Val/Su SzAd	344.01	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 003.A-0001-0003.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	768	374.520	287,629	
Net Sketched Area:		768	Total:	287,629	
Size Ad	768	Gross Are	768	FinArea	768

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

